



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

August 11, 2009

**CERTIFIED MAIL**

**7005 1820 0004 5364 6456**

Sequoia Property, LLC  
425 Sequoia Drive, Building 101  
Bellingham, WA 98226

RE: Water Quality Certification Order #6495 for U.S. Army Corps of Engineers Public Notice #NWS-2008-1284-NO, Sequoia Drive Commercial Development Project, in Bellingham, Whatcom County, Washington

Dear Sir or Madam:

On December 31, 2008, Sequoia Property, LLC, submitted a Joint Aquatic Resources Permit Application (JARPA) to the Department of Ecology (Ecology) for a Section 401 Water Quality Certification (401 Certification) under the federal Clean Water Act (CWA) for the proposed Sequoia Drive Commercial Development project.

On behalf of the State of Washington, Ecology certifies that the work described in the JARPA and the public notice complies with applicable provisions of Sections 301, 302, 303, 306 and 307 of the Clean Water Act, as amended, and applicable state laws. This certification is subject to the conditions contained in the enclosed Order.

If you have any questions, please contact Rebekah Padgett at (425) 649-7129. The enclosed Order may be appealed by following the procedures described in the Order.

Sincerely,

Geoff Tallent, Section Manager  
Northwest Regional Office  
Shorelands and Environmental Assistance Program

ES:rrp:cja  
Enclosure

cc: Randel Perry, U.S. Army Corps of Engineers  
Kyle Legare, The Jay Group, Inc.  
e-cc: Susan Meyer – NWRO  
Loree' Randall – HQ  
Raman Iyer – NWRO  
[ecyrefedpermits@ecy.wa.gov](mailto:ecyrefedpermits@ecy.wa.gov)



**IN THE MATTER OF GRANTING A ) ORDER #6495**  
**WATER QUALITY ) Corps Reference #NWS-2008-1284-NO**  
**CERTIFICATION TO ) Sequoia Drive Commercial Development**  
**Sequoia Property, LLC ) Project; Wetlands, Bellingham, Whatcom**  
in accordance with 33 U.S.C. 1341 ) County, Washington.  
(FWPCA § 401), RCW 90.48.120, RCW )  
90.48.260 and Chapter 173-201A WAC )

TO: Sequoia Property, LLC  
425 Sequoia Drive, Building 101  
Bellingham, WA 98226

On December 31, 2008, Sequoia Property, LLC, submitted a Joint Aquatic Resources Permit Application (JARPA) to the Department of Ecology (Ecology) for a Section 401 Water Quality Certification. A joint public notice regarding the request was distributed by the U.S. Army Corps of Engineers (Corps) for the above-referenced project pursuant to the provisions of Chapter 173-225 WAC on February 3, 2009

Construction of a large commercial building with parking, stormwater management facilities, utilities, and landscaping includes placement of fill in approximately 0.13 acre of wetlands. To compensate for the impacts, approximately 8,215 square feet of Category 4 wetland will be created and 3,937 square feet of wetland enhanced. Additionally, a total of 15,348 square feet of buffer area will be enhanced by planting native trees and shrubs.

The project is located on parcel #380201-394176-0000, on Sequoia Drive, Bellingham, Whatcom County, Washington, in wetlands, Section 1, T. 38 N., R. 2E., WRIA 1.

#### **AUTHORITIES:**

In exercising authority under 33 U.S.C. § 1341, RCW 90.48.120, and RCW 90.48.260, Ecology has examined this application pursuant to the following:

1. Conformance with applicable water quality-based, technology-based, and toxic or pretreatment effluent limitations as provided under 33 U.S.C. §§ 1311, 1312, 1313, 1316, and 1317 (FWPCA §§ 301, 303, 306 and 307);
2. Conformance with the state water quality standards contained in Chapter 173-201A WAC and authorized by 33 U.S.C. § 1313 and by Chapter 90.48 RCW, and with other applicable state laws; and
3. Conformance with the provision of using all known, available and reasonable methods to prevent and control pollution of state waters as required by RCW 90.48.010.

## **WATER QUALITY CERTIFICATION CONDITIONS:**

Through issuance of this Order, Ecology certifies that it has reasonable assurance that the activity as proposed and conditioned will be conducted in a manner that will not violate applicable water quality standards and other appropriate requirements of state law. In view of the foregoing and in accordance with 33 U.S.C. § 1341, RCW 90.48.120, RCW 90.48.260 Chapter 173-200 WAC and Chapter 173-201A WAC, water quality certification is granted to the Applicant subject to the conditions within this Order.

Certification of this proposal does not authorize the Applicant to exceed applicable state water quality standards (Chapter 173-201A WAC), ground water standards (Chapter 173-200 WAC) or sediment quality standards (Chapter 173-204 WAC). Furthermore, nothing in this certification shall absolve the Applicant from liability for contamination and any subsequent cleanup of surface waters, ground waters or sediments occurring as a result of project construction or operations.

### **A. General Conditions:**

- A1. For purposes of this Order, the term "Applicant" shall mean Sequoia Property, LLC, and its agents, assignees and contractors.
- A2. For purposes of this Order, all submittals required by its conditions shall be sent to Ecology's Northwest Regional Office, Attn: 401/CZM Federal Project Manager, 3190 160<sup>th</sup> Avenue SE, Bellevue, WA 98008-5452. Any submittals shall reference Order #6495 and Corps Reference #NWS-2008-1284-NO.
- A3. Work authorized by this Order is limited to the work described in the JARPA received by Ecology on December 31, 2008. The Applicant will be out of compliance with this Order and must reapply with an updated application if the information contained in the JARPA is voided by subsequent changes to the project not authorized by this Order.
- A4. Within 30 days of receipt of an updated JARPA, Ecology will determine if the revised project requires a new water quality certification and public notice or if a modification to this Order is required.
- A5. This Order shall be rescinded if the U.S. Army Corps of Engineers does not issue an individual Section 404 permit.

- A6. Copies of this Order shall be kept on the job site and readily available for reference by Ecology personnel, the construction superintendent, construction managers and lead workers, and state and local government inspectors.
- A7. The Applicant shall provide access to the project site and all mitigation sites upon request by Ecology personnel for site inspections, monitoring, necessary data collection, and/or to ensure that conditions of this Order are being met.
- A8. Nothing in this Order waives Ecology's authority to issue additional orders if Ecology determines that further actions are necessary to implement the water quality laws of the state. Further, Ecology retains continuing jurisdiction to make modifications hereto through supplemental order, if additional impacts due to project construction or operation are identified (e.g., violations of water quality standards, downstream erosion, etc.), or if additional conditions are necessary to further protect water quality.
- A9. The Applicant shall ensure that all appropriate project engineers and contractors at the project site have read and understand relevant conditions of this Order and all permits, approvals, and documents referenced in this Order. The Applicant shall provide Ecology a signed statement (see Attachment A for an example) from each project engineer and contractor that they have read and understand the conditions of this Order and the above-referenced permits, plans, documents and approvals. These statements shall be provided to Ecology before construction begins at the project or mitigation sites.
- A10. This Order does not authorize direct, indirect, permanent, or temporary impacts to waters of the state or related aquatic resources, except as specifically provided for in conditions of this Order.
- A11. Failure of any person or entity to comply with this Order may result in the issuance of civil penalties or other actions, whether administrative or judicial, to enforce its terms.

**B. Wetland Compensatory Mitigation:**

- B1. The Applicant shall mitigate wetland impacts as described in *Revised Critical Areas Report and Conceptual mitigation plan for the Sequoia Drive Development* (hereafter called the "mitigation plan") prepared by The Jay Group, and dated November 19, 2008, except as modified in this Order or revised and approved by Ecology.
- B2. The Applicant shall submit a final wetland mitigation plan including final grading, planting and monitoring plans to Ecology for review and approval prior to mitigation implementation.

- B3. To ensure proper installation, the Applicant's wetland professional must supervise and inspect all mitigation site construction and planting.

**Implementation**

- B4. The Applicant shall begin the compensatory mitigation project before or concurrent with impacting wetlands or Ecology may require additional compensation to account for additional temporal loss.
- B5. The Applicant shall ensure that all excess excavated site material is disposed of in an appropriate location outside of wetlands and their buffers and above the 100-year floodplain.
- B6. The Applicant shall ensure that no material is stockpiled within existing wetlands, streams or their buffers at the mitigation site at any time, unless included in the Ecology-approved mitigation plan.
- B7. The Applicant shall not use polyacrylamide as a temporary erosion control BMP on exposed or disturbed soil at the mitigation site.
- B8. If seeding is used as a temporary erosion control BMP, it must be a wetland mix consisting of native, annual, non-invasive plant species.
- B9. The Applicant shall place signs at the mitigation area's boundaries, including buffers, every 50 feet that mark the area as wetland mitigation.
- B10. Upon completion of site-grading and prior to planting, the Applicant shall submit to Ecology written confirmation that the finished grades are consistent with the approved mitigation plan or subsequent Ecology-approved plan changes. Written confirmation can be a signed letter from the surveyor or project engineer indicating how final elevations were confirmed and whether they are consistent with the plan.
- B11. Within 90 days of completing construction and planting at the site, the Applicant shall submit a final as-built report with maps to Ecology. The as-built report must:
- a) Document site conditions at Year Zero;
  - b) Be submitted to Ecology per Condition A.2. and as an electronic file and one hard copy;
  - c) Include the information listed in Attachment B;
  - d) Include documentation of the recorded legal mechanism required in condition B13.

- B12. If the mitigation project is not completed within 13 months of this Order's date, the Applicant shall submit a written notification discussing the status of the development and mitigation projects and submit an updated written notification every 12 months until construction and planting are complete and the final as-built report is submitted.
- B13. Within 90 days of completing construction and planting, the Applicant shall record a restrictive covenant, a copy of Ecology's Order, and the site map from the final wetland mitigation plan or as-built indicating the location of wetlands and their buffers. These documents must be recorded with the County Recording Office, Registrar of Deeds, or other official responsible for maintaining records for, or interest in, real property.

### **Monitoring and Maintenance**

- B14. The Applicant shall water and maintain all plantings at the mitigation site as necessary to meet the mitigation plan's performance standards.
- B15. The Applicant shall monitor the mitigation site for a minimum of 10 years. The Applicant shall use the monitoring methods described on pages 18-20 of the mitigation plan, but shall extend the period by 5 years to be included in the final wetland mitigation plan (see condition B2).
- B16. The Applicant shall submit monitoring reports (one as an electronic file and one hard copy [see A.2]) to Ecology documenting conditions at the mitigation site for years 1, 2, 3, 5, 7, and 10. The reports must contain, at a minimum, the information in Attachment D. The Applicant shall submit the first monitoring report 12 months after completing the construction and planting of the mitigation site.
- B17. The Applicant shall implement the mitigation plan's contingency measures if goals, objectives, and performance standards are not being met.
- B18. Prior to implementing unidentified contingency measures, the Applicant shall consult with Ecology.
- B19. When necessary to meet the performance standards, the Applicant shall replace dead or dying plants with the same species, or a native plant alternative appropriate for the location, during the first available planting season and note species, numbers, and approximate locations of all replanted materials in the subsequent monitoring report.
- B20. For monitoring years five and ten, the Applicant shall use the 1997 "Washington State Wetlands Identification and Delineation Manual" (or as updated) to delineate all compensatory wetlands and include delineation information (e.g. data sheets, maps, etc.) in the monitoring reports.

- B21. At the end of the monitoring period, the Applicant shall use the August 2004 "Washington State Wetlands Rating System for Western Washington" (or as updated) to rate all wetlands, and include the information in the monitoring report.
- B22. If the Applicant has not met all the conditions and performance standards for wetland compensatory mitigation at the end of the monitoring period, Ecology may require additional monitoring, additional wetland compensatory mitigation, or both.
- B23. The Applicant's responsibility to complete the required compensatory mitigation as set forth in Condition B1 of this Order will not be considered fulfilled until they have received written verification from Ecology.

**C. Conditions for Construction Activities:**

**General Conditions:**

- C1. Applicant shall obtain and comply with a Construction Stormwater General Permit for this project.
- C2. Construction stormwater, sediment, and erosion control best management practices (BMPs; e.g., filter fences, etc.) suitable to prevent exceedances of state water quality standards shall be in place before starting construction at the site.
- C3. Sediment and erosion control measures shall be inspected and maintained prior to and during project implementation.
- C4. All construction debris shall be properly disposed of in a manner to prevent it from entering the wetlands and/or wetland buffers.
- C5. Machinery and equipment used during construction shall be serviced, fueled, and maintained upland, unless otherwise approved by Ecology, in order to prevent contamination to any surface water.
- C6. Wash water containing oils, grease, or other hazardous materials resulting from wash down of equipment or working areas shall be contained for proper disposal, and shall not be discharged into state waters or storm drains.
- C7. Work in or near the water that may affect fish migration, spawning, or rearing shall cease immediately upon a determination by Ecology that fisheries resources may be adversely affected.

**D. Emergency/Contingency Measures:**

- D1. The Applicant shall develop and implement a Spill Prevention and Containment Plan for all aspects of this project.
- D2. The Applicant shall have adequate and appropriate spill response materials on hand to respond to emergency release of petroleum products or any other material into waters of the state.
- D3. Fuel hoses, oil drums, oil or fuel transfer valves and fittings, etc., shall be checked regularly for drips or leaks, and shall be maintained and stored properly to prevent spills into state waters.
- D4. Any work that is out of compliance with the provisions of this Order, or conditions causing distressed or dying fish, or any discharge of oil, fuel, or chemicals into state waters, or onto land with a potential for entry into state waters, is prohibited. If these occur, the Applicant shall immediately take the following actions:
  - a. Cease operations at the location of the violation or spill.
  - b. Assess the cause of the water quality problem and take appropriate measures to correct the problem and/or prevent further environmental damage.
  - c. Notify Ecology of the failure to comply. All oil spills shall be reported immediately to Ecology's 24-Hour Spill Response Team at 1-800-258-5990, **and** within 24 hours of spills or other events to Ecology's 401/CZM Federal Project Manager at (425) 649-7129 or (425) 649-7000.
  - d. Submit a detailed written report to Ecology within five (5) days that describes the nature of the event, corrective action taken and/or planned, steps to be taken to prevent a recurrence, results of any samples taken, and any other pertinent information.

Compliance with this condition does not relieve the Applicant from responsibility to maintain continuous compliance with the terms and conditions of this Order or the resulting liability from failure to comply.

**E. Timing Requirements**

- E1. This Order is valid until all compliance requirements in this document have been met.



**F. Reporting and Notification Requirement Conditions**

- F1. Applicant shall provide notice to Ecology's 401/CZM Federal Project Manager at least three (3) days prior to the start of construction and within 14 days after completion of construction at the project site. Notification, referencing Corps Reference No. NWS-2008-1284-NO, Order #6495 can take place by telephone to (425) 649-7129 or (425) 649-7000, fax to (425) 649-7098, or in writing.

**G. Appeal Process:**

You have a right to appeal this Order. To appeal this you must:

- File your appeal with the Pollution Control Hearings Board within 30 days of the "date of receipt" of this document. Filing means actual receipt by the Board during regular office hours.
- Serve your appeal on the Department of Ecology within 30 days of the "date of receipt" of this document. Service may be accomplished by any of the procedures identified in WAC 371-08-305(10). "Date of receipt" is defined at RCW 43.21B.001(2).

Be sure to do the following:

- Include a copy of this document that you are appealing with your Notice of Appeal.
- Serve and file your appeal in paper form; electronic copies are not accepted.

**1. To file your appeal with the Pollution Control Hearings Board**

Mail appeal to:

The Pollution Control Hearings Board  
PO Box 40903  
Olympia, WA 98504-0903

OR

Deliver your appeal in person to:

The Pollution Control Hearings Board  
4224 – 6th Ave SE Rowe Six, Bldg 2  
Lacey, WA 98503

**2. To serve your appeal on the Department of Ecology**

Mail appeal to:

The Department of Ecology  
Appeals Coordinator  
P.O. Box 47608  
Olympia, WA 98504-7608

OR

Deliver your appeal in person to:

The Department of Ecology  
Appeals Coordinator  
300 Desmond Dr SE  
Lacey, WA 98503

**3. And send a copy of your appeal to:**

Department of Ecology  
Northwest Regional Office  
Attn: Rebekah Padgett  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008

For additional information visit the Environmental Hearings Office Website:  
<http://www.eho.wa.gov>

To find laws and agency rules visit the Washington State Legislature Website:  
<http://www1.leg.wa.gov/CodeReviser>

Your appeal alone will not stay the effectiveness of this Order. Stay requests must be submitted in accordance with RCW 43.21B.320. These procedures are consistent with Ch. 43.21B RCW.

Dated August 11, 2009 at Bellevue, Washington.



---

Geoff Tallent, Section Manager  
Northwest Regional Office  
Shorelands and Environmental Assistance Program  
Department of Ecology  
State of Washington

**ATTACHMENT A**

**SEQUOIA PROPERTY, LLC  
SEQUOIA DRIVE COMMERCIAL DEVELOPMENT PROJECT  
Water Quality Certification Order #6495**

**Statement of Understanding of  
Water Quality Certification Conditions**

I have read and understand the conditions of Order #6495 Section 401 Water Quality Certification for the Sequoia Property, LLC, Sequoia Drive Commercial Development Project. I have also read and understand all permits, plans, documents, and approvals associated with the project referenced in this Order.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company

**Attachment B**  
**Information for As-built Reports**  
**(See Condition B11)**

**SEQUOIA PROPERTY, LLC**  
**SEQUOIA DRIVE COMMERCIAL DEVELOPMENT PROJECT**  
**Water Quality Certification Order #6495**

**Corps Reference #NWS-2008-1284-NO**

---

**Background Information**

- 1) Project name.
- 2) Ecology docket number and the Corps reference number.
- 3) Name and contact information for the parties responsible for the mitigation site including:
  - a) The applicant.
  - b) The landowner.
  - c) Wetland professional on site during construction of the compensatory mitigation site.
- 4) Name and contact information for the party responsible for preparing the report.
- 5) Who the report was prepared for (name, address, and phone number) *{if different from number 3 above.}*
- 6) Month and year the report was produced.

**The Development Site**

- 7) Brief description of the development project. Include:
  - a) Directions to the site.
  - b) Month and year construction of the development project started and ended.
  - c) Area (acres) and type(s) (rating category, HGM classification, and Cowardin classification) of wetlands that were **actually** impacted by the development project, including temporary impacts.

**The Compensatory Mitigation Project**

- 8) Brief description of the **final** compensatory mitigation project with any changes from the approved plan made during construction. Include:
  - a) Directions to the site.
  - b) Who completed the compensatory mitigation project (name, address, and phone number).
  - c) Acreage and type(s) (re-establishment, rehabilitation, creation, enhancement, and preservation) of mitigation authorized to compensate for wetland impacts.
  - d) Important dates including:
    - i. Month and year the wetland impacts occurred.
    - ii. When work on the compensatory mitigation site began and ended.

- iii. When different activities began and ended such as grading, removal of invasive plants, installing plants, and installing habitat features.
- 9) Description of any problems encountered and solutions implemented (with reasons for changes) during construction of the compensatory mitigation site.
  - 10) Any changes to the goals, objectives, and performance standards of the compensatory mitigation project.
  - 11) List of any follow-up actions needed, with a schedule.
  - 12) Final site maps (8 1/2" x 11" or larger) of the compensatory mitigation site(s) including the following (at a minimum).
    - a) Geographic location of the site with landmarks;
    - b) Clear delineation of the project perimeter(s);
    - c) Topography (with a description of how elevations were determined);
    - d) Installed planting scheme (quantities, densities, sizes, and approximate locations of plants, as well as the source(s) of plant material);
    - e) Location of habitat features;
    - f) Location of permanent photo stations.The final site maps should reflect on-the-ground conditions after the site work is completed. Include the month and year when the maps were produced and, if applicable, when information was collected.
  - 13) Photographs of the site at as-built conditions taken from permanent photo stations. We recommend photo pans.
  - 14) Copies of any records of deed notification or conservation easements.

**Attachment C**  
**Wetland Notice for Deed Notification**  
**(See Condition B13)**

**SEQUOIA PROPERTY, LLC**  
**SEQUOIA DRIVE COMMERCIAL DEVELOPMENT PROJECT**  
**Water Quality Certification Order #6495**

**Corps Reference #NWS-2008-1284-NO**

Tax Parcel Number: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Legal Owner: \_\_\_\_\_

NOTICE: This property contains wetlands as defined by Chapter 36.70A030(20) RCW, Chapter 90.58.030 (2)(h) RCW and WAC 173-201A-020. The property was the subject of an Ecology action under Chapter 90.48.260 RCW or Chapter 90.48.120(1) RCW.

\_\_\_\_\_, issued on \_\_\_\_\_, 20\_\_\_\_  
(Corps federal reference #) Ecology Docket #  
to \_\_\_\_\_ for \_\_\_\_\_  
(Applicant Name) (Project Name)

Restrictions on use or alteration of the wetlands may exist due to natural conditions of the property and resulting regulations. A copy of Ecology's Order and the site map from the final wetland mitigation plan indicating the location of wetlands and their buffers is attached hereto.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

State of Washington)  
County of \_\_\_\_\_)

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
Signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

GIVEN under my hand an official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC in and for the state of Washington,  
residing at \_\_\_\_\_.(Amended by

**Attachment D**  
**Required Information for Monitoring Reports**  
**(See Condition B16)**

**SEQUOIA PROPERTY, LLC**  
**SEQUOIA DRIVE COMMERCIAL DEVELOPMENT PROJECT**  
**Water Quality Certification Order #6495**

**Corps Reference #NWS-2008-1284-NO**

Ecology requires the following information, for monitoring reports submitted under this Order. Ecology will accept additional information that may be required by other regulators.

**Background Information**

- 1) Project name
- 2) Ecology docket number and Corps reference number
- 3) Name and contact information of the parties responsible for the mitigation site including:
  - a) The applicant
  - b) The landowner
- 4) Name and contact information for the party responsible for the monitoring activities and report
- 5) Who the report was prepared for (name, address, and phone number) *{if different from number 3 above.}*
- 6) Month and year the monitoring data were collected
- 7) Month and year the report was produced

**Mitigation Project Information**

- 8) Brief description of the mitigation project including:
  - a) Directions to the site
  - b) Acreage and type(s) (re-establishment, rehabilitation, creation, enhancement, and preservation) of mitigation authorized to compensate for wetland impacts
- 9) Brief description of monitoring approach and methods.
- 10) A list of the goals and objectives for the mitigation project
- 11) Summary table of monitoring data compared with performance standards. Using the monitoring data, describe how the site is developing toward goals and objectives and whether the project is in compliance with performance standards
- 12) Summary (including dates) of management actions (maintenance, contingencies, and corrective actions) implemented at the site(s)
- 13) Summary of any difficulties or significant events that occurred on the site that may affect the ultimate success of the project
- 14) Specific recommendations for any additional corrective actions or adaptive management with a time table

- 15) Summary of any lessons learned
- 16) Site maps (8 1/2" x 11" or larger) of the compensatory mitigation site(s) including the following (at a minimum):
  - a) The month and year when the maps were produced and, if applicable, when information was collected
  - b) The geographic location of the site with landmarks.
  - c) Clear delineation of the project perimeter(s).
  - d) Species, numbers, and approximate locations of all replanted material vegetation.
  - e) Location of habitat features.
  - f) Location of permanent photo stations and location of any other photos.
  - g) Location of sampling points or transects.
- 17) Photographs taken at permanent photo stations (and other photographs as needed) from the most recent monitoring visit, which are dated and clearly indicate the direction from which the photo was taken. We recommend photo pans.